



Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, October 11, 2022 BZA Meeting

Presented for approval: November 15, 2022

The Westfield-Washington Township Board of Zoning Appeals
met at 7:00 p.m. on Tuesday, October 11, 2022 at Westfield City Hall.

Active Links for this Meeting:

[October 11, 2022 BZA Agenda & Exhibits](#)

[October 11, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:05](#)

Roll Call

BZA Members Present In-Person: Jeff Boller, Jeannine Fortier, Noble Hatfield, and Victor McCarty.

BZA Members Present Virtually: Dave Schmitz.

BZA Members Absent: None.

City Staff Present: Pam Howard, Assistant Director; Daine Crabtree, Senior Planner; Lauren Gillingham, Senior Planner; Ryan Collingwood, Associate Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF 2023 SCHEDULE OF BZA MEETINGS

Boller motioned to approve the 2023 Schedule of BZA Meetings.

Fortier seconded. Motion passed. Vote 5-0.

APPROVAL OF MINUTES

Fortier motioned to approve the September 13, 2022 Minutes.

Boller seconded. Motion passed. Vote 5-0.

CHANGES TO THE AGENDA

None

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS

2210-VS-29 [PUBLIC HEARING]

[YouTube Time: 3:49](#)

1419 Beacon Way / Madison McCall

The Petitioner requests a Variance of Development Standard to encroach eight (8) feet into the thirty (30) foot Minimum Rear Yard Setback in the SF2: Single-Family Low-Density District to accommodate a swimming pool and deck (Article 4.5(E)(3)(a)).

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

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Public Hearing for 2210-VS-29 opened at 7:04 p.m.

- No public comments.

Public Hearing for 2210-VS-29 closed at 7:05 p.m.

BZA Comments / Petitioner Response.

Boller motioned to approve 2210-VS-29 subject to the recommended conditions stated in the motion.

Fortier seconded. Motion passed. Vote 5-0.

McCarty motioned to adopt Staff's Findings of Fact for the approval of 2210-VS-29.

Fortier seconded. Motion passed. Vote 5-0.

2210-VS-30 [PUBLIC HEARING]

[*YouTube Time: 8:04*](#)

Seals Subdivision / *Earl & Tara Seals by Church, Church Hittle + Antrim*

The Petitioner requests a Variance of Development Standard to encroach sixty (60) feet into the eighty (80) foot Minimum Front Yard Setback for the construction of a Single-family home on 3.58 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District (Article 4.2(E)(1)(b)).

(Planner: Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2210-VS-30 opened at 7:12 p.m.

- No public comments.

Public Hearing for 2210-VS-30 closed at 7:14 p.m.

BZA comments / Petitioner responses.

Fortier motioned to approve 2210-VS-30 subject to the recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 5-0.

McCarty motioned to adopt Staff's Findings of Fact for the approval of 2210-VS-30.

Hatfield seconded. Motion passed. Vote 5-0.

2210-VS-31 [PUBLIC HEARING]

[*YouTube Time: 26:29*](#)

4180 Westfield Park Road / *Washington Park Cemetery Association, Inc. by Church, Church, Hittle + Antrim*

The Petitioner requests Variances of Development Standard to permit Accessory Buildings within an Established Front Yard and to waive architectural standards for Accessory Buildings on 53.27 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District (Articles 5.3(H) & 5.3(K)(2)(I)).

(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2210-VS-31 opened at 7:29 p.m.

- Two (2) public comments.

Public Hearing for 2210-VS-31 closed at 7:33 p.m.

Petitioner responses / BZA comments.

Hatfield motioned to approve 2210-VS-31 subject to the recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 5-0.

McCarty motioned to adopt Staff's Findings of Fact for the approval of 2210-VS-31.

Fortier seconded. Motion passed. Vote 5-0.

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2210-VS-32 [PUBLIC HEARING]

[YouTube Time: 52:07](#)

211 Park Street / Scott Wolf

Scott Wolf requests a Variance of Development Standard to permit an addition and improvement to a Building with a previous improvement in the Floodplain Overlay District (Article 5.5(H)(1)(f)).

(Planner: Pam Howard – phoward@westfield.in.gov)

Staff presentation.

Public Hearing for 2210-VS-32 opened at 7:56 p.m.

- One (1) public comment.

Public Hearing for 2210-VS-32 closed at 7:58 p.m.

BZA comments / Staff responses / Petitioner Responses.

Boller motioned to approve 2210-VS-32 subject to the recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 5-0.

McCarty motioned to adopt Staff's Findings of Fact for the approval of 2210-VS-32.

Fortier seconded. Motion passed. Vote 5-0.

2210-VS-33 [PUBLIC HEARING]

[YouTube Time: 102:32](#)

211 Park Street / Scott Wolf

Scott Wolf requests Variances of Development Standard to exempt the Architectural Standards and required Off-Street Parking Spaces to permit expansion of an existing Building in the GB: General Business District (Articles 6.3(F) & 6.14(G)(11)).

(Planner: Pam Howard – phoward@westfield.in.gov)

Staff presentation.

Public Hearing for 2210-VS-33 opened at 8:03 p.m.

- One (1) public comment.

Public Hearing for 2210-VS-33 closed at 8:05 p.m.

BZA comments / Staff responses / Petitioner responses.

Fortier motioned to approve 2210-VS-33 subject to the recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 5-0.

McCarty motioned to adopt Staff's Findings of Fact for the approval of 2210-VS-33.

Boller seconded. Motion passed. Vote 5-0.

2210-VU-14 [PUBLIC HEARING]

[YouTube Time: 1:09:31](#)

211 Park Street / Scott Wolf

Scott Wolf requests a Variance of Use to permit an Event Center in the GB: General Business District (Article 13.2).

(Planner: Pam Howard – phoward@westfield.in.gov)

The Petitioner withdrew this petition.

2210-VU-12 [PUBLIC HEARING]

[YouTube Time: 1:10:23](#)

800 East 169th Street / Patch Development

The Petitioner requests a Variance of use to permit a Recreational Sports Facility on 5.1 acres +/- in the OI: Open Industrial District (Article 13).

(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation.

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Public Hearing for 2210-VU-12 opened at 8:14 p.m.

- No public comments.

Public Hearing for 2210-VU-12 closed at 8:15 p.m.

BZA comments / Petitioner responses.

Boller motioned to approve 2210-VU-12 subject to the recommended conditions stated in the motion.

Hatfield seconded. Motion passed. Vote 5-0.

McCarty motioned to adopt Staff's Findings of Fact for the approval of 2210-VU-12.

Fortier seconded. Motion passed. Vote 5-0.

2210-VU-13 [PUBLIC HEARING]

[*YouTube Time: 1:16:54*](#)

2728 East 146th Street / Citizens Water of Westfield, LLC by Stevenson Legal Group, LLC

The Petitioner requests a Variance of Use to temporarily permit the ground-mounted installation of two (2) Wireless Communication Service Facilities in the SB-PD: Special Business Planned Development District (Article 13).

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2210-VU-13 opened at 8:20 p.m.

- No public comments.

Public Hearing for 2210-VU-13 closed at 8:21 p.m.

BZA comments / Staff responses / Petitioner responses.

Hatfield motioned to approve 2210-VU-13 subject to the recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 5-0.

McCarty motioned to adopt Staff's Findings of Fact for the approval of 2210-VU-13.

Fortier seconded. Motion passed. Vote 5-0.

ITEMS ADMINISTRATIVELY DISMISSED

2202-VU-02

2907 West SR 32 / Alan Hodgeson

The Petitioner requests a Variance of Use to permit a temporary Very High Intensity Retail (used vehicle sales) use on 1.50 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

(Planner: Caleb Ernest – cernest@westfield.in.gov)

REPORTS/COMMENTS:

[*YouTube Time: 1:26:34*](#)

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Boller motioned to adjourn the meeting. Fortier seconded. Motion passed. Vote 5-0.

The meeting adjourned at 8:30 p.m.

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Signature Page for BZA Minutes for October 11, 2022

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director